

Niederwald City Council
May 5, 2026, Council Meeting Minutes

The following represents the actions taken by the Niederwald City Council in the order they occurred during the City Council meeting.

Council Member Emily Iverson called the meeting to order at 7:06 p.m.

Roll was called. The council members in attendance were:

Jedidiah Webb
Stephanie Reyes
Emily Iverson
Ernesto Madrigal
Alex Corpus

City Secretary Zach Cronshey and City Attorney Luke Cochran were also in attendance.

A moment of silence was observed.

Pledges to the American and Texas flags.

Presentations: None

Public Comment: A member of the public addressed the Council regarding concerns about certain properties within the City, including the old City Hall, park area, and a small corner lot that require maintenance or redevelopment. The speaker requested that these items be placed on a future agenda for discussion.

Council acknowledged the comment and noted that no action could be taken at that time.

Agenda Item 1. Discussion and possible action on the minutes from the April 7, 2026 City Council meeting.

Synopsis: Council discussed the agenda item and noted that the date listed on the agenda was incorrect. Due to the incorrect posting, the item could not be considered for action and will be placed on a future agenda with the correct information.

Motion: No action taken. Item to be placed on a future agenda.

Agenda Item 2. Discussion and possible action on financial matters and transactions related to the FY 2025–2026 budget.

Synopsis: There were no new financial updates or items to discuss at this time. The item will be revisited at a future meeting.

Motion: No action taken.

Agenda Item 3. Discussion and possible action on paying outstanding bills in excess of City Secretary’s authorized limits.

Synopsis: The City Secretary presented invoices including legal services from Bovey & Cochran and inspection services from ATS. Council discussed reimbursement processes for inspection fees.

Motion: Council Member Stephanie Reyes made a motion to approve payment of outstanding bills in excess of the City Secretary’s authorized limits. The motion was seconded by Council Member Emily Iverson.

Vote:

Jedidiah Webb – Yes
Stephanie Reyes – Yes
Emily Iverson – Yes
Ernesto Madrigal – Yes
Alex Corpus – Yes

Motion passed.

Agenda Item 4. Discussion and possible action on approving and authorizing the execution of the Public Funds Depository Agreement, Security Agreement, and Bank of New York Mellon Third-Party Custodian Agreement with Frost Bank.

Synopsis: Council discussed required agreements related to the City’s banking relationship and compliance with the Public Funds Investment Act.

Motion: Council Member Emily Iverson made a motion to approve and authorize execution of the agreements. The motion was seconded by Council Member Stephanie Reyes.

Vote:

Jedidiah Webb – Yes
Stephanie Reyes – Yes
Emily Iverson – Yes
Ernesto Madrigal – Yes
Alex Corpus – Yes

Motion passed.

Agenda Item 5. Discussion and possible action to approve an Interlocal Agreement with the BuyBoard Purchasing Cooperative.

Synopsis: Council discussed joining a cooperative purchasing program to streamline procurement and expand vendor access.

Motion: Council Member Jedidiah Webb made a motion to approve the interlocal agreement with the purchasing cooperative. The motion was seconded by Council Member Ernesto Madrigal.

Vote:

Jedidiah Webb – Yes

Stephanie Reyes – Yes

Emily Iverson – Yes

Ernesto Madrigal – Yes

Alex Corpus – Yes

Motion passed.

Agenda Item 6. Discussion and possible action on an ordinance approving a budget amendment due to unforeseen circumstances and for municipal purposes to create a Capital Improvements budget fund and reallocate dollars in the total amount of \$300,000.

Synopsis: Council discussed reallocating funds from existing budget line items to create a Capital Improvements fund to support a City Hall parking lot project and a park project.

Motion: Council Member Emily Iverson made a motion to approve the budget amendment ordinance. The motion was seconded by Council Member Jedidiah Webb.

Vote:

Jedidiah Webb – Yes

Stephanie Reyes – Yes

Emily Iverson – Yes

Ernesto Madrigal – Yes

Alex Corpus – Yes

Motion passed.

Agenda Item 7. Discussion on an ordinance amending the City of Niederwald Zoning Ordinance and Official Zoning Map to establish a citywide Mixed-Use zoning district and revise permitted and conditional uses, including adoption of conditional use permit procedures and standards.

Synopsis: Council discussed potential changes to zoning regulations to allow greater flexibility and public input on development through a citywide mixed-use zoning approach.

Motion: No action taken.

Agenda Item 8. Discussion and possible action on selecting and approving a quote for the City Hall Parking Lot Project and authorizing the City Secretary to proceed with execution and payment.

Synopsis: Council reviewed a quote from Lemon Concrete totaling approximately \$91,524, including removal of the existing entrance structure and improvements to allow proper access and dumpster placement.

Motion: Council Member Emily Iverson made a motion to approve the quote and authorize the City Secretary to proceed with execution and payment. The motion was seconded by Council Member Jedidiah Webb.

Vote:

Jedidiah Webb – Yes

Stephanie Reyes – Yes

Emily Iverson – Yes

Ernesto Madrigal – Yes

Alex Corpus – Yes

Motion passed.

Agenda Item 9. Discussion and possible action on approving the City Hall Playground Project and authorizing the City Secretary to execute payment to Parkscapes Texas in an amount not to exceed \$200,000.

Synopsis: Council reviewed playground plans including equipment, shade structure, and layout. Minor adjustments to swing configuration were discussed.

Motion: Council Member Emily Iverson made a motion to approve the playground project and authorize payment to Parkscapes Texas in an amount not to exceed \$200,000. The motion was seconded by Council Member Stephanie Reyes.

Vote:

Jedidiah Webb – Yes

Stephanie Reyes – Yes

Emily Iverson – Yes

Ernesto Madrigal – Yes

Alex Corpus – No

Motion passed.

Executive Session

At 7:53 p.m., Council convened into executive session pursuant to Texas Government Code §551.074 to deliberate personnel matters regarding the evaluation of the City Secretary.

Open Session Reconvened

Council reconvened in open session at **8:15 p.m.**

1. Discussion and possible action on the Employee Evaluation and potential salary adjustment for City Secretary, Zach Cronshey.

Synopsis: Council discussed the performance of the City Secretary and expressed appreciation for his work and responsibilities.

Motion: Council Member Emily Iverson made a motion to approve a \$5.00 per hour salary increase for the City Secretary. The motion was seconded by Council Member Ernesto Madrigal.

Vote:

Jedidiah Webb – Yes

Stephanie Reyes – Yes

Emily Iverson – Yes

Ernesto Madrigal – Yes

Alex Corpus – Yes

Motion passed.

Announcements:

The next City Council meeting will be held on May 19, 2026 at 7:00 p.m.

The meeting adjourned at 8:17 p.m.

Attest:

Emily Iverson, Mayor Pro Tem
City of Niederwald

Zach Cronshey, City Secretary
City of Niederwald